

Commercial Modular Building Requirements

1. Site plot plan, to scale in pdf format, to show these minimum items:
 - a. proposed location of building showing dimensions on all sides to property lines and/or existing structures.
 - b. all existing servitudes
 - c. all driveways (min. 21' wide for 2-way traffic), and parking space (s).
regular spaces are 9' x 20', handicap spaces are 16' x 20'. ALL DRIVES AND PARKING SPACES MUST BE PAVED.
2. Building plans (manufacturer can sometimes supply these), to scale, to include the following minimum items:
 - a. foundation plan (when applicable) showing types of footing proposed
 - b. detailed floor plan including size and location of all doors
 - c. wall section(s)
 - d. stair/landing detail (if applicable) showing tread/riser dimensions and handrail/guardrail size and dimension.
 - e. electrical plans
 - building must be wired in conduit
 - show wiring diagram, panel schedule, & service riser diagram
 - f. plumbing plans (if applicable)
 - must show floor drains in restrooms
 - show drain lines on plans & provide riser diagram
 - g. mechanical plans (if applicable)
 - for central units, must show BTU rating, 125 degree firestat in R/A & fresh air intake
3. The following **forms** are to be completed and turned in prior to issuance of the permit:
 - a. Certificate of Responsibility or Design Supervision Form
 - b. Modular Building Inspection Statement
 - c. Proposed Certificate of Elevation
4. **Approvals** by other agencies required before issuance of permit:
 - a. State Fire Marshal (8181 Independence Blvd., 925-4920) Plan Review Approval letter.
 - b. Health Department (353 N 12th St., 242-4860) Plan Review Approval Letter (for any food service or private treatment plant).
5. **NOTE** -The building & site must comply with the following codes as amended:

a. 2015 International Bldg Code	d. 2015 International Mechanical Code
b. 2014 National Electric Code	e. EBRP Unified Development Code
c. State Plumbing Code Amendments	f. 2015 International Plumbing Code